

CHAPTER 3 - POPULATION ANALYSES & PROJECTIONS

Please Note::The following figures and text were calculated and written before U.S. Census 2000 figures were released. For an up-to-date and accurate demographic profile of Fauquier County, please visit our [Demographic Webpage](#) and click on *Demographic Fact Sheet*.

■ INTRODUCTION

Population analyses and projections form the basis for almost all current and future planning decisions. The current and anticipated population of a county determines the type and amount of public facilities and services a county will need. Population projections may also be used to identify potential planning problems of a local or regional nature.

The purpose of this chapter is to provide information and analysis concerning the trends of growth and the associated factors that are a result of changing population. A population planning range has been formulated as a result of this analysis. In forming the population planning range, the county considered the impact of growth on its ability to provide services in an efficient manner and to use public funds economically. The population planning range will be used as a guide in developing the land use plan.

As stated in the 1972 Rivkin/Carson Report, “there is no prophetic truth in any given (population) projection. The issue of population for Fauquier County in this plan review is not to determine which estimate is more right or wrong than the others. Rather, it is a matter of interpreting the figures in terms of policy, and conversely, establishing a framework for assessing how County land development policies will affect levels of population.”

■ HISTORICAL TRENDS

In 1850, Fauquier County’s population was 20,868. In 1950 the population had grown to 21,248. From 1950 to 1970, Fauquier’s population increased slowly but steadily from 21,248 to 26,375. Between 1970 and 1980 the rate of growth tripled, and by the 1980 Census the population had risen to 35,889. The 1990 Census population was 48,700, while the 1999 population estimate is 53,500. This represents a gain of 4,759 persons with an annual average growth rate of 1% over the nine year period. Figure 3.1 gives a historical summary of Fauquier County’s population from 1850 to 1999. Population summaries for the State, County, and Town of Warrenton are provided in Table 3.1.

Figure 3.1

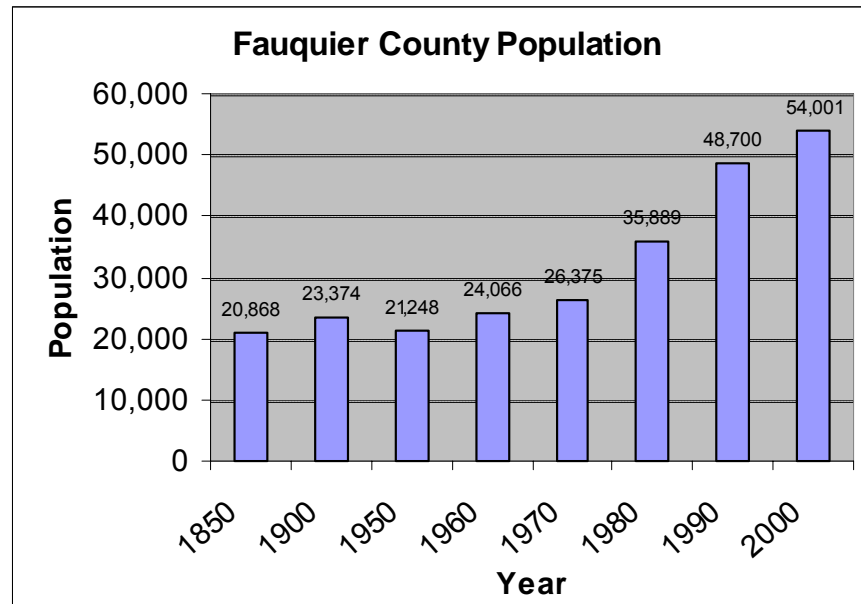


Table 3.1 Population Growth 1950-2000: State, County, and Town of Warrenton

Year	State Population	% Average Annual Growth	Fauquier County Population	% Average Annual Growth	Warrenton Population	% Average Annual Growth
1950	3,318,680		21,248		1797	
1960	3,966,949	1.95	24,066	1.33	3522	9.6
1970	4,651,448	1.7	26,375	0.96	4027	1.43
1980	5,346,818	1.5	35,889	3.61	3907	-0.3
1990	6,187,358	1.57	48,741	3.58	4830	2.36
2000*	6,992,045	1.3	54,001	1.1	6502	2.33

Source: Virginia Employment Commission 1999; Town of Warrenton

* Year 2000 Projections

■ STATE, REGIONAL, AND LOCAL TRENDS

Between 1990 and 1999 the Commonwealth of Virginia grew by 11%. During the 1980's, the majority of growth occurred in metropolitan areas which grew at a rate three times as fast as non-metropolitan areas.

Metropolitan areas within the "Golden Crescent," which stretches from Northern Virginia southwest to

Charlottesville and southeast to Virginia Beach along Interstates 95 and 64, and Route 29, grew at particularly high rates. The Northern Virginia Metropolitan Statistical Area (MSA) grew at a rate of 20.3% over the nine years. The Northern Virginia region received 51% of the additional 683,700 persons who moved to, or were born in, the State during the 1990's. Fauquier County grew 9.9% between 1990 and 1999.

Within all MSA's in the State, the suburbs grew at a significantly higher rate than the cities. The major component of growth within suburbs was net migration while inner city increases generally resulted from natural increase. In early 1993, the United State Office of Management and Budget determined that Fauquier, Culpeper, and Clarke Counties met the statistical criteria to be included in the Washington D.C./Northern Virginia MSA.

In the last decade, growth of surrounding counties ranged from less than 10% to more than 70%. Growth in Prince William County and Stafford County was 27% and 60% respectively. Table 3.2 summarizes population figures for surrounding counties between 1970 and 1999. National and local population projections for Fauquier and the surrounding counties are discussed later under the Population Forecast Section in this chapter.

Table 3.2: Population Growth for Fauquier County and Surrounding Counties 1970-2000					
County	1970 Population	1980 Population	1990 Population	2000 Population	% Change 1990-2000
Fauquier	26,375	35,889	48,700	54,001	11%
Clarke	8,102	9,965	12,101	13,499	12%
Culpeper	18,218	22,620	27,791	32,905	18%
Fairfax	455,021	596,901	818,584	952,995	16%
Loudoun	37,150	57,427	86,129	147,003	71%
Madison	8,638	10,232	11,949	12,897	7%
Orange	13,792	18,063	21,421	25,399	19%
Prince William	111,102	144,703	215,686	273,008	27%
Rappahannock	5,199	6,093	6,622	7,398	12%
Stafford	24,587	40,470	61,236	98,002	60%
Warren	15,301	21,200	26,142	32,003	22%

■ POPULATION GROWTH: NATURAL INCREASE VERSUS NET MIGRATION

Natural increase and net migration are the two mechanisms of population change. Net migration is defined as the number of people who have moved into an area minus the number of people who moved out of the same area. Natural increase is defined as the number of births minus the number of deaths. Therefore population increase resulted from either positive net migration, positive natural increase, or both.

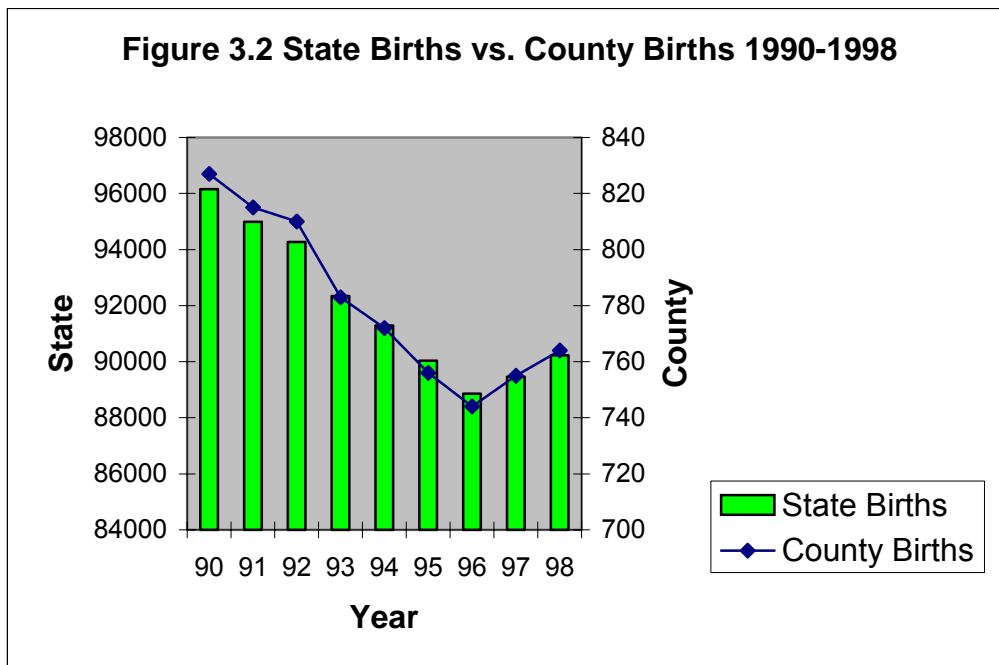
In the 1980's the County, like the State and the nation, experienced a wave of births that echoed the baby boom years of 1947 through 1964. This "baby echo" began in 1977. In 1988, the Center for Public Service predicted that the echo "is likely to continue at least until the beginning of the next decade when the last members of the post-war boom, born in 1964 and 24 years old, reach the median age of motherhood in the State births for the years 1960 through 1990. The Center for Public Service also stated that "The number of births is a function of two factors: the number of women of child-bearing age and the fertility rate. In Virginia, both have been increasing in recent years. But the fertility rate is particularly hard to predict, because outside factors like economic conditions affect people's decisions about how many children to have."

For the past three decades, the majority of population growth within the County has resulted from in-migration. Table 3.3 summarizes population growth resulting from both natural increase and net migration for the years 1960 through 1999. Population growth resulting from in-migration is likely to continue due to the sprawling nature of growth in the greater Northern Virginia area and the desire of many people to live in a rural setting.

In-Migration

County population growth is, and will probably continue to be at least this planning period, substantially in-migrating residential growth. This growth is a result of the suburbanization of metropolitan Washington D.C. The impetus for Fauquier's in-migration consists of several major factors including the following:

1. People searching for a new place to live are attracted by the country amenities in Fauquier. The rural and small town qualities of life still exist, as does a sense of quality environment derived from an ambiance of mountain vistas, rivers, streams, and open spaces.
2. As employment opportunities in the Washington Metropolitan area move farther west, commuting remains a viable option. Access to the east through Fauquier County is provided by an interstate and four arterial highways, although the present Northern Virginia gridlock lessens the desirability of commuting to these areas.



3. The County is well located with respect to major areas of interest: the Washington Metropolitan area, Richmond, and the Blue Ridge Mountains. The County road system provides good access to this area.
4. Even though prices have appreciated dramatically in the last few years, the cost of comparable housing continued to be lower within Fauquier County than in more eastern counties.
5. Fauquier County has a very good school system, and this service is generally the single most important consideration to a home buyer. The present system consists of 18 schools.
6. Although the County tax structure is such that, at present taxes are significantly lower than those of the more developed Counties to the east, it does appear that the Fauquier County tax rate will rise significantly in the near future in order to provide additional schools and other general government infrastructure.

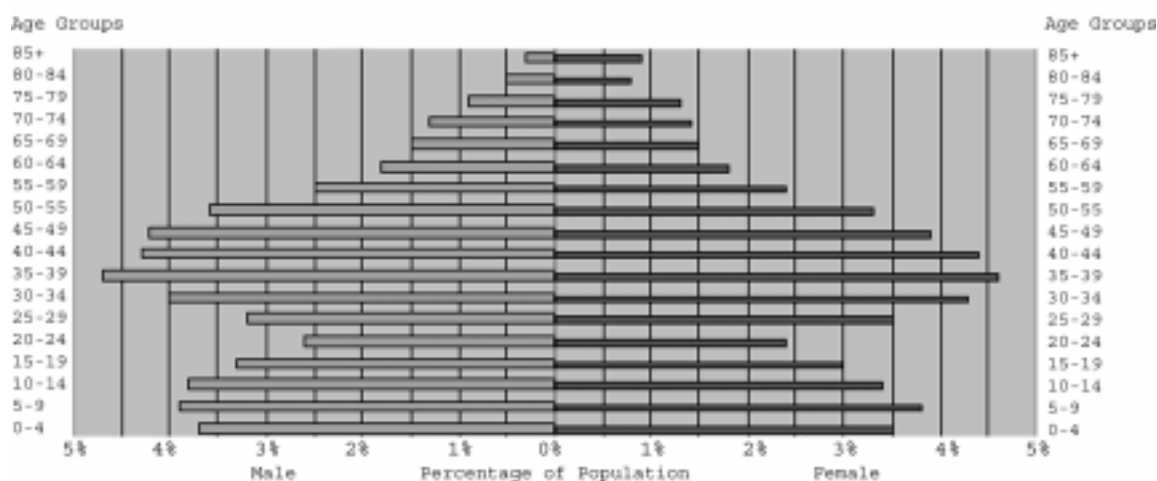
Natural Increase

Growth from natural increase is likely to continue for this planning period due to the increasing number of women in the child-bearing years and the recent baby echo.

■ POPULATION BY AGE

The following four sections on School Age Population, Family and Household Characteristics and Composition, Age of Population, and Elderly Population refer to Figure 3.5A (Figures 3.3, 3.4, and 3.5, as well as Table 3.5 can be found in the adopted 1994 Comprehensive Plan.)

Figure 3.5 Fauquier County Population Distribution by Age and Sex -1999



School Age Population

With population growth, the number of school age children continues to increase. However, over the last thirty years the actual percentage of this segment of the population has for the most part decreased.

According to Figure 3.3, 27.7% of the County population in 1970 was between the ages of 5 and 17 years (school age). By 1980, this number had decreased to 19.8% (Figure 3.5). By 1999, this number had decreased to less than 21% (Figure 3.5A). These figures also show that the percentage of pre-school children increased by 1% from 1980 to 1990. It is uncertain at this time whether the recent increase in births will continue or will taper off.

Table 3.4: Fauquier County School Membership

School Year	County Population	Public School Membership	Percent of Population
1970	26,375	6,551	24.84%
1980	35,889	7,359	20.50%
1990	48,741	8,090	16.60%
1999	53,500	9,359	17.49%

Source: VEC, Weldon Cooper Center, Fauquier County School Board

Table 3.4 shows the public school membership as a percentage of the total population over the past twenty- nine years. These percentages differ from those in Figure 3.3 since Table 3.4 reflects only those students enrolled in Fauquier County public schools. School membership, for planning purposes, should be estimated at approximately 18 to 19.0% of the total population. This percentage is based on the number of women in Fauquier County who are considered to be within the child-bearing years.

Family and Household Characteristics and Composition

Table 3.5 summarizes the total number of households, families, persons per household, and persons per family for 1970, 1980, and 1990. Households are defined as all the people who occupy a single unit regardless of whether they are related. A family is a group of people related by birth, marriage, or adoption occupying a single housing unit. Therefore, one person can constitute a household and a household cannot contain more than one family.

Table 3.5: Summary of Households, Families, Persons per Household and Persons per Family for Fauquier County: 1970, 1980, 1990					
Year	Total Housing Units	Total Number of Households	Persons per Household	Total Number of Families	Persons per Family
1970	8,437	7,581	3.14	6,395	n/a
1980	12,565	11,607	3.05	9,583	3.29
1990	17,716	16,509	2.89	13,266	3.22
Source: Virginia Employment Commission-6/93					

Age of Population (To be updated with the 2000 U.S. Census)

The number of men and women between the ages of 20 and 44 is increasing in Fauquier County. In 1970 this age group made up 31.6% of the overall population; by 1990 that percentage had increased to 41.0%. The increase in this category corresponds to the large number of young families who have migrated to the County in the last twenty years. This increase in persons of child bearing age is likely to be reflected by an increase in births in the upcoming years. However, according to the Virginia Employment Commission (VEC) population projections, this segment of the population is predicted to decline slightly to 38.3% in 1995 and 36.7% in 2000.

The median age has risen over the past three decades as would be expected due to the aging baby boomers and in increased life expectancy. In 1960 the median age was 26.9 years; in 1990 it was 33.1 years.

Elderly Population (To be updated with the 2000 U.S. Census)

The percentage of the elderly population (persons 65 and above) has remained relatively constant from 1980 to 1990 at about 9.3%. This percentage of the population is expected to increase to 10.5% by the year 2000. This increase is again due to the increased life expectancy and the aging baby boomers.

FUTURE TRENDS

Nationally, population experienced an average 1.0% annual growth rate during the 1980's and 1990's.

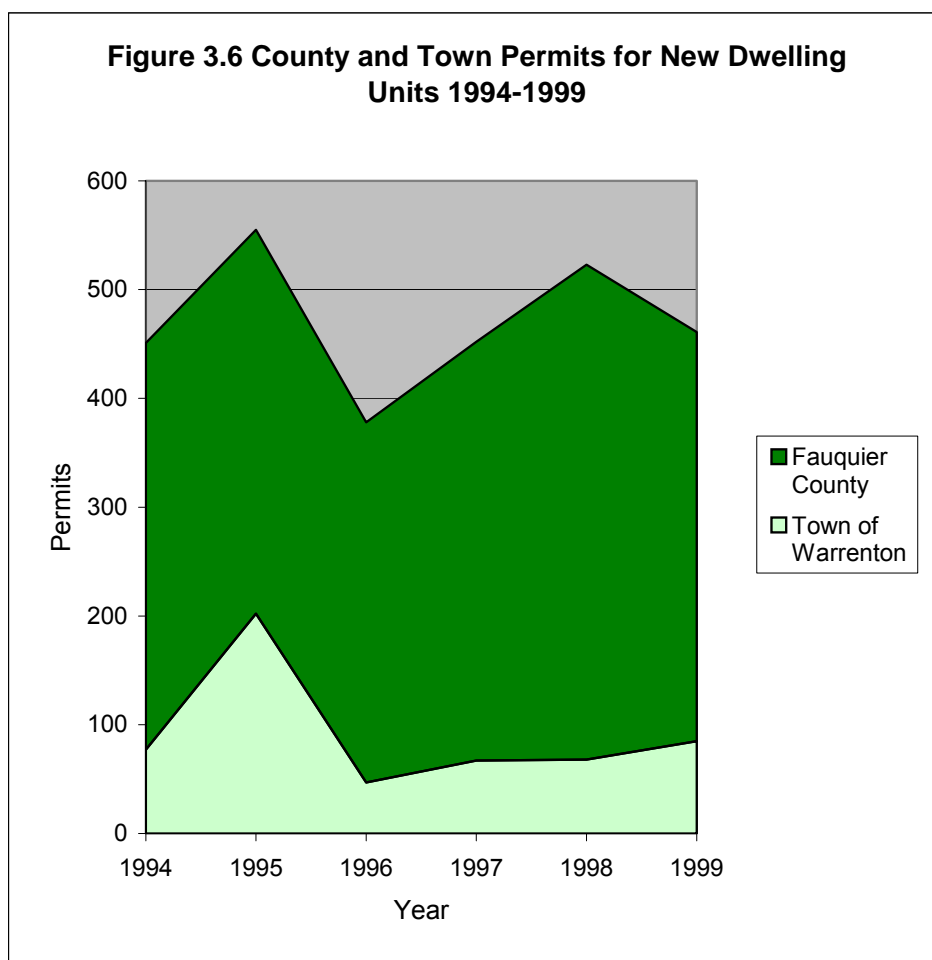
Likewise, the state of Virginia's population grew at an average of 1.1% in the last nine years. This places Fauquier County's average 1% population growth in proportion with the nation and the state. Although growth in the greater Northern Virginia region is anticipated to occur at a slower rate in the 1990's, then previously many baby boomers who postponed having families are now having children as evidenced in the recent baby echo. In general, these people are having fewer children as seen by the continuing decrease in family size. However, their numbers represent a majority of the population and therefore population growth from natural increase will continue to be a factor.

Among the factors projected to influence future population growth in Fauquier County is the pace of commercial development in the region surrounding Dulles International Airport and western Prince William County. Recognized nationally as one of the major emerging business markets in the United States, this region is projected to eventually surpass many relatively larger American cities in commercial space and employment. National and local economic conditions will influence the pace of commercial development of the Dulles corridor, but it is not expected to diminish the attractiveness of the region in future business growth.

Regionally, growth is not likely to continue at the phenomenal rates experienced in the 1980's but will be significant nevertheless. The Greater Washington Research Center, in June of 1991, predicted that rapid growth will continue for Northern Virginia as well as the metropolitan region. This growth is expected to occur evenly between natural increase and in-migration. Also according to the report, future growth is likely to occur at the perimeters of the metropolitan region, in Loudoun, Fairfax, and Prince William counties for example. A significant amount of commercial and office development is planned for the Route 28 corridor in Fairfax and in the Gainesville and Haymarket areas in Prince William County. The effect of such non-residential growth is likely to result in continued demand for residential development in Fauquier County.

■ BUILDING ACTIVITY AND NEW HOUSING CONSTRUCTION

As previously stated, the County has been experiencing significant residential growth since 1970. The most direct impact of this in-migration is on new housing construction. Figure 3.6 shows the number of building permits issued for new dwellings from 1994 to 1999. As can be seen on this chart, the rate of permits issued is cyclical.



Note that a repeat of the 1970-1980 building cycle, which averaged about 370 building permits for new dwellings per year, would increase the population by about 7,000 persons resulting in a 1.5 percent average annual increase in population in this planning period. A repeat of the 1982-1991 cycle, which average 647 building permits, would cause a population increased of about 12,200 or an annual average increase of about 2.5 percent.

Factors

In addition to the trends observed in the previous section, there are several other factors which are important in approximating future growth. The goals adopted for planning purposes will, if properly implemented, have an effect on the amount and characteristics of growth. In Fauquier County, these would include the focus of growth within the service districts, the provision of utilities to appropriate areas, the ability to provide public facilities (primarily schools) within the adopted fiscal management guidelines, and the preservation of rural resources. A factor which also must be considered along with facility costs is the lead time necessary to provide online facilities and utilities.

■ POPULATION FORECASTS

One of the state agencies currently responsible for making population projections is the Weldon Cooper Center for Public Service. Weldon Cooper works cooperatively with the U.S. Census in determining the demographics of Virginia. For the purposes of this Plan, population projections were used from Weldon Cooper, U.S. Census, and the Virginia Employment Commission (VEC). In addition, population projections dating back to the 1987 Comprehensive Plan are included in this Plan for comparison.

Four series of projections were used in the 1987 Plan. The first was a set of projections made by the Rappahannock-Rapidan Planning District (PD9) in 1983. The second set was based on a 1987 population estimate of 43,500 in conjunction with an average annual growth rate of 2%, 3%, 4% and 5%. The third set of projections was made by the Virginia Department of Planning and Budget in 1987. The last set of projects was made by the Washington, D.C. Council of Governments (COG) in 1987 for the Washington, D.C. MSA.

Table 3.6: Fauquier County Population Projections from 1987 Comprehensive Plan- Annual Rate of Increase Scenarios

Virginia Dept of Planning and Budget	Planning District Nine				Center for Public Service			
		Low	Medium	High				
Year	1.40%	2.20%	3.00%	3.70%	2%	3%	4%	5%
1990	45,300	44,893	48,902	52,389	46,162	48,959	50,888	52,874
1993	47,229	47,921	53,436	58,421	48,988	53,499	57,243	61,208
1995	48,561	48,561	56,690	62,825	50,967	56,757	61,914	67,383
1997	49,930	49,931	60,143	67,560	53,026	60,214	66,966	74,399
2000	52,200	52,200	65,720	75,340	56,271	65,797	75,327	86,127

Source: Virginia Population Projections 2000, Dept. of Planning and Budget; PD9; Center for Public Service

The Virginia Department of Planning & Budget, PD9, and Weldon Cooper Center for Public Service projections are summarized in Table 3.6 in the adopted 1994 Comprehensive Plan. The PD9 projections were produced by a cohort component that utilizes the three primary components of population change—births, deaths, and migration. The PD9 projections were based on three scenarios of low, medium, and high growth for Fauquier County. Table 3.7 shows in detail the number of persons by age cohort for 1990, 2000, and 2010.

When the 1983 PD9 projections are compared with 1990 Census results, the medium growth scenario

which projected a population of 48,902 was closest to the actual 1990 population of 48,741. The study also predicted that all age cohorts would grow with the exception of the 10 to 14 cohort. This, however, did not prove true. The only age cohort which did not grow was the 15 to 19 group. The study also predicted that the largest increase of the five cohort groups would take place in the 25 to 49 year range, which was accurate. This increase was expected to occur due to heavy in-migration and this segment of the population grew from 35% to 42% of the total 1990 population. A correlation was predicted to occur among the heavy in-migration of females of child-bearing age; those within the “fertile” cohorts from 25 to 49; and an up-swing in the 0-4 and 5-9 cohorts. This prediction was correct; the 1990 populations of these two age groups surpassed the high growth scenario.

Table 3.7: Number of Persons by Age and Sex for Fauquier County 1990 (actual), 2000 & 2010 (projected)						
	1990		2000		2010	
	Male	Female	Male	Female	Male	Female
Under 5	2,001	1,882	1,945	1,821	2,182	2,038
5 thru 9	1,959	1,852	2,465	2,352	2,484	2,368
10 thru 14	1,846	1,606	2,630	2,523	2,356	2,262
15 thru 19	1,662	1,529	2,194	1,999	2,629	2,401
20 thru 24	1,577	1,425	1,646	1,369	2,229	2,024
25 thru 29	2,088	2,075	1,887	1,812	2,358	2,249
30 thru 34	2,235	2,325	2,682	2,309	2,625	2,117
35 thru 39	2,216	2,099	3,148	2,944	2,754	2,432
40 thru 44	1,974	1,997	3,071	2,941	3,478	2,771
45 thru 49	1,793	1,645	2,676	2,286	3,628	3,008
50 thru 54	1,309	1,197	2,192	2,114	3,148	2,950
55 thru 59	1,056	1,048	1,761	1,657	2,526	2,206
60 thru 64	933	908	1,182	1,188	1,842	1,977
65 thru 69	749	791	874	955	1,393	1,455
70 thru 74	543	630	750	764	898	921
75 thru 79	324	516	449	401	506	690
80 thru 84	181	339	254	439	330	495
85+	110	321	161	459	211	530
Subtotal	24,556	24,185	31,967	30,533	37,576	34,894
TOTAL	48,741		62,500		72,470	
Source: Virginia Employment Commission-6/93						

Table 3.8: Projected Populations for Fauquier and Surrounding Counties

	Actual	VEC Projections		Average Annual Rate of Change (Projected)		
	1999*	2000	2010	1980-1990	1990-1999*	2000-2010
Fauquier	53,500	54,001	58,796	3.1	1	0.89
Rappahannock	7,600	7,398	8,293	0.8	1.5	1.21
Culpeper	33,400	32,905	37,503	2.1	2	1.4
Prince William	267,800	273,008	319,999	4.1	2.4	1.72
Loudoun	155,900	147,003	200,001	4.1	6.4	3.61
Fairfax	942,200	952,995	1,070,000	3.2	1.5	1.23
Warren	29,600	32,003	37,998	2.1	1.4	1.87
Clarke	12,700	13,499	14,798	2	0.5	0.96
Stafford	92,700	98,002	123,998	4.2	4.3	2.65
* Weldon Cooper Center for Public Service 1/2000						

The 1999 population for Fauquier and surrounding counties is shown in Table 3.8. This table has been expanded to show the VEC 2000 and 2010 population projections as well.

The COG study predicted a similar slackening of the growth rate after 1990 and continuing through the year 2000. Table 3.9 summarizes COG's actual and projected populations for jurisdictions within the MSA until 2025.

Table 3.9: Population of the Washington DC MSA Intermediate Forecasts (in Thousands)

Jurisdiction	1990	1995	2000	2005	2010	2015	2020	2025
District of Columbia	606.9	554.3	518.1	523.5	554.7	588	618.6	648.4
Arlington County	170.9	187.9	192	198.2	201.4	207.2	212.9	218.1
City of Alexandria	111.2	117.3	127.1	131.3	135.3	138.7	140.9	146.1
Fairfax County (1)	818.6	879.4	966.1	1,028.1	1,082.8	1,135.9	1,180.6	1,208.7
City of Fairfax	19.6	20.4	21.7	22.1	22.7	22.8	22.8	22.8
City of Falls Church	9.6	10	10.4	10.6	10.7	10.8	10.9	10.9
Loudoun County	86.1	112.8	166.1	217.3	268.5	319.8	371.1	422.4
Prince William County	215.7	246.7	281.1	313.7	342	362.9	384.2	405.2
Manassas & Manassas Park	34.7	39.6	43.2	44.7	45.4	45.7	46	46.4
Stafford County (2)	61.2	70	78.6	87.3	96	104.7	113.3	—
Northern Virginia	1,527.6	1,684.2	1,886.2	2,053.2	2,204.8	2,348.5	2,482.7	2,480.7

Source: Metropolitan Washington Council of Governments May 25, 1999.

(1) Includes Fairfax County group quarters population in Massey Complex.

(2) Source: Rappahannock Area Development Commission. Estimates for 2020 are control totals provided by the Virginia Employment Commission and should be only used for transportation planning purposes. Incremental five-year estimates have been developed for the purpose of transportation modeling and air quality analysis.

According to the 1998 VEC projections, the largest population increase is expected to occur in Loudoun and Stafford counties. Loudoun's population is projected to increase 36% between 2000 and 2010, from 147,003 to 200,001 persons. Stafford's population is projected to increase 27% from 98,002 to 123,998 persons in the same period. Fauquier County was projected to have a population of 54,001 by 2000 and 58,796 by 2010. This results in an average annual growth rate of 0.89%.

■ FISCAL IMPACTS OF GROWTH

The number, and family characteristics, of in-migrators can have a substantial varying impact on the cost to the local government. In the 1970's, family size was on the decline and this decrease generally compensated for the in-migration. From 1977 to 1983, public school membership actually declined from approximately 7,600 to 7,000.

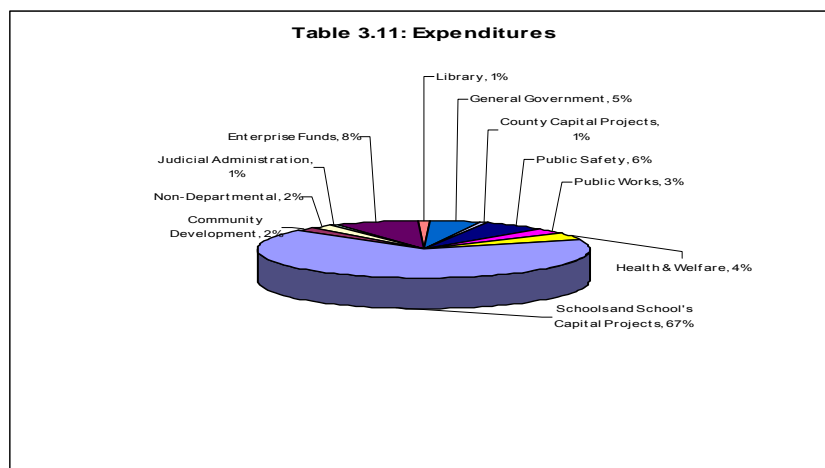
Over the last several years there has been an increase in the population and as a result school membership is now approximately 9,359 for school year 1999-2000. The County's school system operating capacity is 11,515. The recent increase is largely attributable to a change in family composition. Indications are that the average in-migrating family is younger and has more school age children than the typical family of the late 1970's. Table 3.10 shows public school membership since 1970. Also shown, is building permit data and the corresponding population increases.

Table 3.10: Fauquier County New Dwelling Units, Population & School Membership Trends

New Year	New D.U.s	Population Totals	Change	Percent Increase	School Membership	Annual Change
1970	137	26,375	-225	—	6,551	72
1971	260	27,600	1,225	4.6	6,547	-92
1972	351	28,100	500	1.8	6,616	159
1973	416	28,400	300	1.1	6,618	2
1974	256	30,000	600	2.1	6,775	157
1975	299	30,400	400	1.3	7,073	298
1976	384	31,500	900	3	7,442	369
1977	504	32,700	1,200	3.8	7,621	179
1978	448	34,300	1,600	4.9	7,620	-1
1979	439	35,200	900	2.6	7,627	7

1980	367	35,889	689	2	7,359	-268
1981	259	36,600	711	2	7,162	-197
1982	288	37,500	900	2.5	7,057	-105
1983	547	38,300	800	2.1	6,920	-137
1984	626	38,900	600	1.6	6,888	-32
1985	828	40,100	1,200	3.1	6,967	79
1986	949	42,200	1,900	4.7	7,378	411
1987	850	44,400	2,200	5.2	7,729	351
1988	736	46,100	1,700	3.8	7,896	167
1989	515	47,609	1,509	3.3	8,004	108
1990	285	48,860	1,251	2.6	8,090	86
1991	196	49,710	850	1.7	8,183	93
1992	200	50,692	982	1.9	8,312	129
1993	262	50,888	196	0.4	8,172	160
1994	298	51,067	179	0.4	8,526	54
1995	247	51,185	118	0.2	8,719	193
1996	284	51,716	531	1	8,956	237
1997	328	52,992	1,276	2.4	9,122	166
1998	387	54,109	1,117	2.1	9,250	128
1999	376	55,206	1,097	0.98	9,359	109

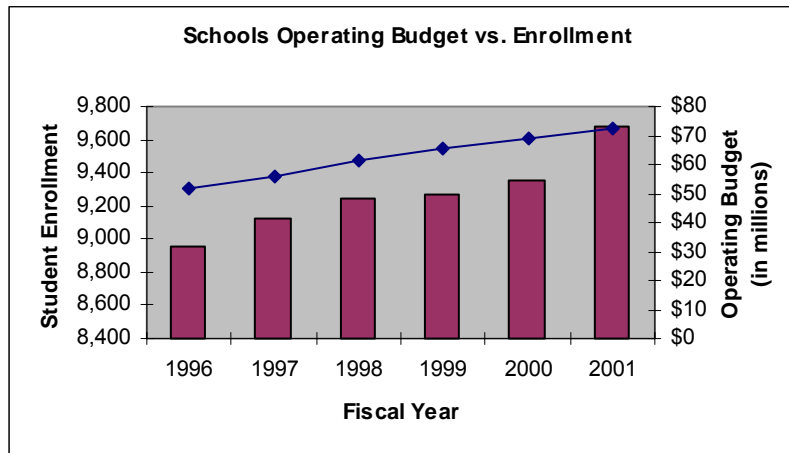
Source: U.S. Census; Fauquier County Community Development; Fauquier County School Board



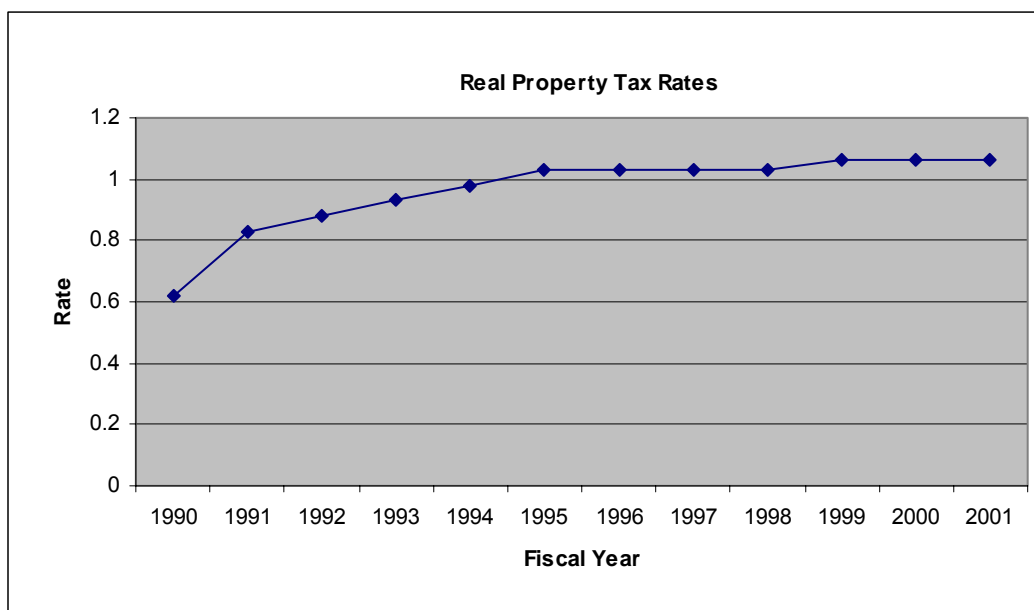
The single greatest expense of local government is the school system which consistently requires approximately 67% of the County's budget as shown in Table 3.11. The operating cost per child in FY

2001 is approximately \$6,843, of which \$4,309 comes from local sources.

	FY 1996	FY 1997	FY 1998	FY 1999	FY 2000	FY 2001
	(Actual)	(Actual)	(Actual)	(Actual)	(Adopted)	(Adopted)
Operating	\$45,767,148	\$50,510,285	\$54,774,766	\$58,123,105	\$63,261,405	\$66,243,849
Debt Services	\$6,023,869	\$5,693,431	\$6,509,290	\$7,208,538	\$5,692,777	\$5,830,631
Total	\$51,791,017	\$56,203,716	\$61,284,056	\$65,331,643	\$68,954,182	\$72,074,480
Enrollment	8,956	9,122	9,250	9,269	9,358	9,680



Real Property Tax Rates	
Fiscal Year	Rate \$
FY 1990	0.62
FY 1991	0.86
FY 1992	0.88
FY 1993	0.93
FY 1994	0.98
FY 1995	1.03
FY 1996	1.03
FY 1997	1.03
FY 1998	1.03
FY 1999	1.06
FY 2000	1.06
FY 2001	1.06



Personal Property Tax Rates						
Fiscal Year	Motor Vehicles	Airplanes	Machinery and Tools	Handicapped Equipment	Camper Trailers	Fire & Rescue
1990	\$3.95	\$1.50	\$3.55	—	—	—
1991	\$4.00	\$1.50	\$4.00	—	—	—
1992	\$4.00	\$1.50	\$4.00	—	—	—
1993	\$4.20	\$1.50	\$4.20	—	—	—
1994	\$4.50	\$1.50	\$4.50	—	—	—
1995	\$4.90	\$1.50	\$4.90	—	—	—
1996	\$4.80	\$1.50	\$4.80	—	—	—
1997	\$4.70	\$1.50	\$4.70	\$0.05	\$1.50	—
1998	\$4.65	\$0.60	\$4.65	\$0.05	\$1.50	\$0.25
1999	\$4.65	\$0.60	\$4.65	\$0.05	\$1.50	\$0.25
2000	\$4.65	\$0.60	\$4.65	\$0.05	\$1.50	\$0.25
2001	\$4.65	\$0.60	\$4.65	\$0.05	\$1.50	\$0.25

POPULATION PLANNING RANGE

In order to determine and plan for the fiscal impacts which result from population growth it is necessary to first determine an appropriate population planning range. In estimating this population range, it is imperative that all trends and factors affecting population be considered. It is also imperative that they be monitored on a regular basis, as a change in one factor may significantly alter an otherwise well founded projection. In addition, the planning process must be such that it is adaptable to change. Although providing for planned growth in the next twenty years is the objective of this plan revision, there must be recognition in the land use plan that growth will continue long thereafter.

Based on consideration and evaluation of all trends and factors previously discussed, it is estimated that the population of Fauquier County will increase between 0.5 and 1.5% annually through 2020; a 1% annual increase is considered most likely to occur. Table 3.14 summarizes the population planning range statistics.

Since this projection is based on an evaluation of trends and factors as they exist today, it is imperative that they be monitored and re-evaluated at least every five years in conjunction with the mandatory plan review process.

Table 3.14: Population Planning Range							
Actual 1999 Population	Year	Low (0.5% Annually)		Most Likely (1% Annually)		High (1.5% Annually)	
		Total Population	Increase from 1999	Total Population	Increase from 1999	Total Population	Increase from 1999
53,500	2000	53,768	268	54,035	535	54,303	803
	2005	55,125	1,625	56,791	3,291	58,499	4,999
	2010	56,517	3,017	59,688	6,188	63,020	9,520
	2015	57,944	4,444	62,733	9,233	67,891	14,391
	2020	59,408	5,908	65,933	12,433	73,138	19,638

■ DISTRIBUTION OF POPULATION BY AREAS IN FAUQUIER COUNTY

The distribution of population among the designated growth areas, service districts, and villages is dependent on a number of factors, some of which were necessarily considered in arriving at the general population range. The availability of, or potential for, sewer and timing related to sewer expansion are prime examples. The limitations of the existing and planned capacity of Route 28 in the Catlett, Calverton, and Midland areas are also a relevant example.

It appears that the County has successfully implemented its goal of concentrating growth around towns and villages. The County can, with good planning and implementation, continue to expect 75 to 85% of the population increase to occur in the planned growth areas. This would leave 20 to 25% of the increase for the nine service districts, and the percentage attributable to each for the 1990 to 1999 time frame.

Table 3.16 depicts the percentage of the County's population that resided in the service districts, with that percentage increasing from 14% in 1980 to 30% in 1990 to 43% in 1999.

Table 3.15: Population Growth Distribution by Service Districts 1990-1999						
	1990 Population	1999 Population	Increase 1990-99	% Change	% of Service Districts	% Total Service

						District Growth
Bealeton	2,308	2,451	143	6%	10.60%	15%
Marshall	1,174	1,350	176	15%	5.84%	18%
New Baltimore	7196*	5,425	-1,771	-25%	23.46%	-180%
Remington	1,217	2,621	1,404	115%	11.33%	143%
Warrenton	9,640	10,179	539	6%	44.01%	55%
Calverton	152	225	73	48%	0.97%	7%
Catlett	152	344	192	126%	1.49%	20%
Midland	152	188	36	24%	0.81%	4%
Opal	152	344	192	126%	1.49%	20%
Total Overall	22,143	23,127	984*	4%	100.00%	100%
* Includes Vint Hill Population						

Table 3.16: Percent of Population in Service Districts vs. Rural Areas

	1980	1990	1999
County Population	35,889	48,741	53,500
Service District Population	4,796	22,143	23,127
% of Population in Service Districts	14%	45.4%	43.2%

In December 1993, the Board of Supervisors, recognized growing health problems in Calverton, Catlett, and Midland, established by a resolution a goal to provide public water and sewer to these service districts on a priority basis. This decision was based on the Board's long standing commitment to the establishment of viable service districts. The Board of Supervisors recognized similar concerns for the New Baltimore Service District and included in the resolution the Board's commitment to provide public water and sewer to New Baltimore on a priority basis. This action was followed by the appointment of a citizen Service District Task Force, which in February 1994, completed a study of water and sewer problems throughout the County.

The location of, and demand for, housing will be influenced by proximity to schools, commercial shopping facilities, hospitals, and jobs. Demand will also be influenced by the character of existing neighborhoods and comparable housing prices.

Neighborhood-type commercial facilities presently exist in Marshall and Remington. Warrenton is the center of community commercial uses in the County. The Town also has the largest concentration of

public schools until 1994 and the only high school. A new high school, Liberty High School, has been completed, and opened in September 1994.

Also to be considered in the distribution of population is the varying attitudes and objectives of the County residents. In some areas of the County, the citizenry is more adamant about protecting their existing quality of life. These citizens are very active in Agricultural and Forestal Districts and self-imposed open-space easements. The areas where Agricultural and Forestal Districts are more solidly configured are generally those areas where there is strong citizen influence on sale or conversion of lands for development. Such community perspective had been, and will continue to be, reflected in the planning process and the resultant population distribution within the County.

Based on the previous discussions of factors affecting the distribution of population, Tables 3.17, 3.18 and 3.19 show the allocation of projected growth and population increases to the service districts for the 2000-2010 and 2010-2020 time periods. In order to determine the distribution of growth it was assumed that based on the 1980-1990 experience, about 80% of the projected growth would occur in service districts. Of this growth, about 75% would occur in sewered service districts.

Table 3.17: Population Allocations 1990 - 2020					
	1990 Population	1999 Population	Population Allocation, 1990- 2020		
			1990	1999	2020
Fauquier County*	48,741	53,500	100%	100%	100%
Service Districts	22,143	23,127	45.43%	43.23%	43.23%
Bealeton	2,308	2,451	10.42%	10.60%	10.60%
Calverton	152	225	0.69%	0.97%	0.97%
Catlett	152	344	0.69%	1.49%	1.49%
Marshall	1,174	1,350	5.30%	5.84%	5.84%
Midland	152	188	0.69%	0.81%	0.81%
New Baltimore	5,864	5,425	26.48%	23.46%	23.46%
Vint Hill	1,332	N/A	6.02%	N/A	N/A
Opal	152	344	0.69%	1.49%	1.49%
Remington**	1,217	2,621	5.50%	11.33%	11.33%
Warrenton**	9,640	10,179	43.54%	44.01%	44.01%
*Weldon Cooper Center					
** Number indicates town population figures.					

Table 3.18: Population Allocation 1990-2010

	1990 Population	1999 Population	Population Allocation in Year 2010		
			If Annual Growth Rate is:		
			0.50%	1.00%	1.50%
Fauquier County	48,741	53,500	56,517	59,688	63,020
Service Districts	22,143	23,127	24,432	25,804	27,243
Bealeton	2,308	2,451	2,589	2,735	2,887
Calverton	152	225	238	251	265
Catlett	152	344	363	384	405
Marshall	1,174	1,350	1,426	1,506	1,590
Midland	152	188	199	210	222
New Baltimore	5,864	5,425	5,731	6,053	6,390
Vint Hill	1,332	N/A	N/A	N/A	N/A
Opal	152	344	363	384	405
Remington*	1,217	2,621	2,769	2,924	3,087
Warrenton*	9,640	10,179	10,753	11,356	11,990
*Number includes town population figures.					

Table 3.19: Population Increase 1999-2010

If Annual Fauquier County Growth is:			
	0.50%	1.00%	1.50%
Fauquier County	3,017	6,188	9,520
Service Districts	1,305	2,677	4,116
Bealeton	138	284	436
Calverton	13	26	40
Catlett	19	40	61
Marshall	76	156	240
Midland	11	22	34
New Baltimore	306	628	965
Opal	19	40	61
Remington	148	303	466
Warrenton	574	1,177	1,811

Table 3.20: Population Allocation 2020					
	1990 Population	1999 Population	Population Allocation in Year 2020		
			If Annual Growth Rate is:		
			0.50%	1.00%	1.5%
Fauquier County	48,741	53,500	59,407	65,933	73,138
Service Districts	22,143	23,127	25,682.00	28,503.39	31,618.00
Bealeton	2,308	2,451	2,722	3,021	3,351
Calverton	152	225	250	277	308
Catlett	152	344	382	424	471
Marshall	1,174	1,350	1,499	1,664	1,846
Midland	152	188	209	232	257
New Baltimore	5,864	5,425	6,024	6,686	7,416
Vint Hill	1,332	N/A	N/A	N/A	N/A
Opal	152	344	382	424	470
Remington*	1,217	2,621	2,910	3,230	3,583
Warrenton*	9,640	10,179	11,303	12,545	13,915
*Number includes town population figures.					